



# STAFF REPORT

## AGENDA ITEM: 10

**CASE NUMBER:** S.U.P. 18-21 CO **L.U.C.B. MEETING:** November 8, 2018

**LOCATION:** 220' north of the intersection of Coleman and Egypt Central Road (Parcel Identification Number D0147 00329)

**COMMISSION DISTRICT:** District 1, Commissioner Amber Mills

**OWNER:** Vernell and Gwendolyn Stornes

**APPLICANT:** Verizon Wireless Tennessee Partnership, d/b/a Verizon Wireless

**REPRESENTATIVE:** David McGehee, CMI Acquisitions.

**REQUEST:** CMCS (Cell) Tower, 160' tall monopole with six (6) antennae

**AREA:** Leased area of approximately 10,670 square feet in a 5.50-acre site

**EXISTING LAND USE & ZONING:** MLG&W utility easement and facility and an existing shed in the Residential Single-Family-10 (R-10) District

### CONCLUSIONS

1. The applicant complies with the required minimum separation of 150' from the centerline of the CMCS tower to the nearest single-family residential dwelling unit, but not the 500' requirement of the R and RU Districts. This 500' separation may be reduced through the approval of a Special Use Permit (SUP). The SUP process assures the single-family residential dwellings to the south are afforded as much screening and minimization of impact as practicable.
2. The applicant is requesting a CMCS cell tower that is 160' tall monopole design with 6 antennae.
3. The applicant meets the special use permit criteria.

### RECOMMENDATION

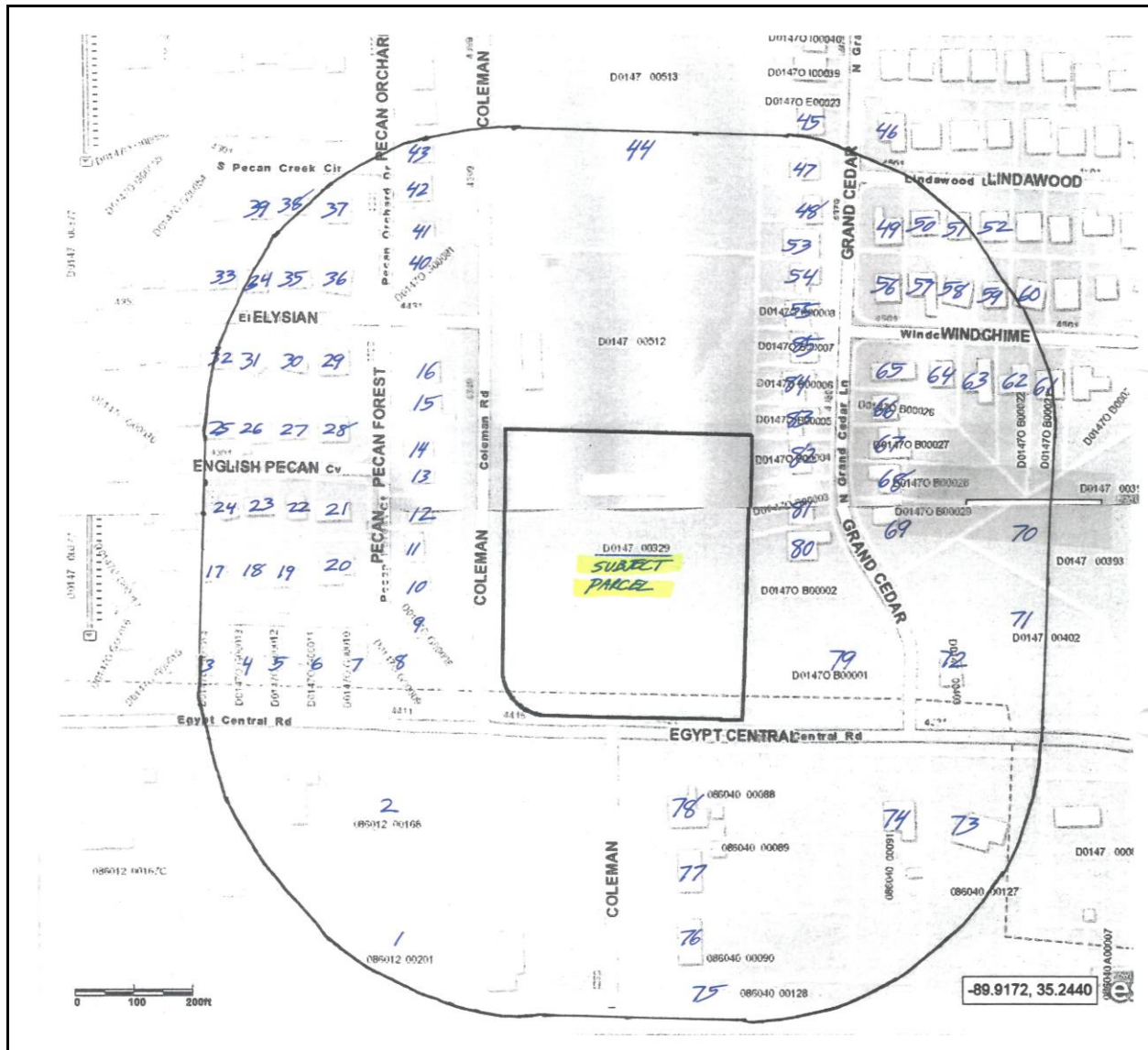
*Approval with Conditions*

**Staff Writer:** Marion Jones

**E-mail:**

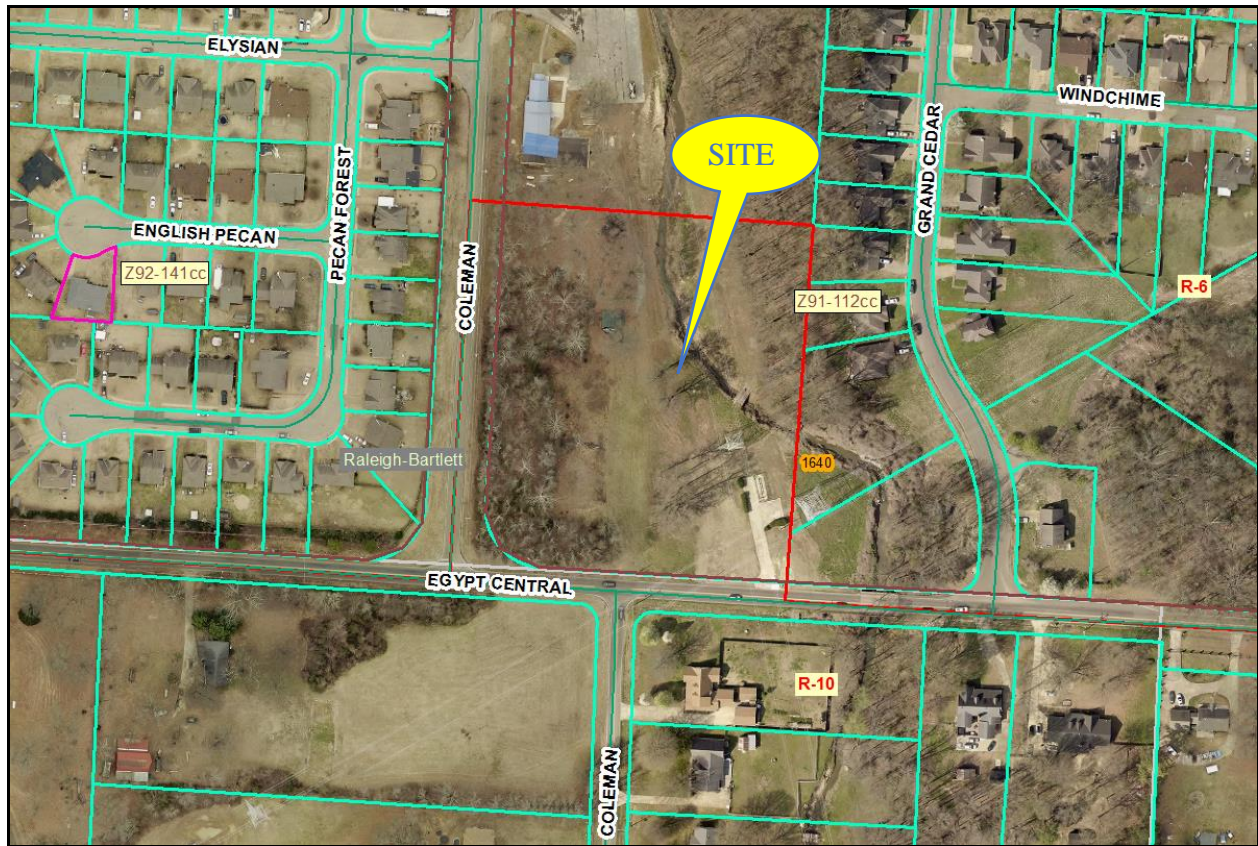
[marion.jones@memphistn.gov](mailto:marion.jones@memphistn.gov)

**VICINITY MAP**



The site is trimmed in black.

## **ZONING**



### **Surrounding Uses of Land and Zoning**

- North: A church in the Residential Single-Family-6 (R-6) District.
- South: Single-family detached houses in the Residential Single-Family-10 (R-10) District on the south side of Egypt Central Road on either side of Coleman Road.
- East: Single-family detached houses in the Residential Single-Family-6 (R-6) District abutting the site to the east.
- West: Single-family detached houses in the Residential Single Family-6 (R-6) District across Coleman Road.



**PUBLIC NOTICE:** 88 PUBLIC NOTICES WERE MAILED ON FRIDAY, OCTOBER 26, 2018

**SIGN AFFIDAVIT:** Per the affidavit below, a sign was posted on October 29, 2018.

AFFIDAVIT

Shelby County  
State of Tennessee

I, DAVID McLEHERR, being duly sworn, depose and say that at 5:15 am/pm on the 29th day of OCTOBER, 20 18, I posted a Public Notice Sign(s) pertaining to Case No. SUP 18-21 CO. at CADMAN RD BY I-240 NE CORNER providing notice of a Public Hearing before the X Land Use Control Board, Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (Planned Development, X Special Use Permit, Zoning District Map Amendment, Street and/or Alley Closure), a photograph of said sign(s) being attached heron and a copy of the sign purchase receipt or rental contract attached hereto.


David McLeherr, Agent  
Owner, Applicant or Representative

10/30/2018  
Date

Subscribed and sworn to before me this 30th day of OCTOBER, 20 18.

Brant Ratcliffe  
Notary Public

My commission expires: 2/26/2021



**PUBLIC NOTICE SIGN:**



**NEIGHBORHOOD MEETING:** The Neighborhood Meeting was held on October 29 18, 2018 at the Charity Christian Community Church from 5:30-6:30 PM

**NEIGHBORHOOD MEETING SIGN-IN SHEET:**

SIGN IN SHEET	
Dexter Hayes	4428 PECAN ORCHARD DR.
FRANK DAVIS	4425 PECAN CREEK CIRCLE S.

**NEIGHBORHOOD MEETING SUMMARY:**

NEIGHBORHOOD MEETING SUMMARY  
OPD S.U.P. 18-21 CO.

Re: Summary of neighborhood meeting for a proposed CMCS Facility held at 4348 Coleman Road

On October 29, from 5:30 to 6:30 P.M., we held a neighborhood meeting at the Charity Christian Community Church at 4348 Coleman Road in Memphis for Verizon's SUP 18-21 CO. Application. This Church is very near the proposed site and served as an excellent venue, as it was readily available and convenient and well known to the nearby residents and tenants. We had an Engineering firm prepare some photo-simulations of the proposed site, which we had printed up on large format boards, along with some wireless propagation maps for viewing. The Church/property owner opened up the venue about 5:00 P.M. and was on premises throughout the meeting.

There were two residents who came to the meeting, and had some questions about property values and potential interference issues. These questions were directly addressed, and I showed them all the maps and materials we had available to give them a better understanding of our application. I also provided them a business card for any follow up questions, and left some extra site plans with the Pastor/Property owner in case there were any follow up inquiries. I loaded up the materials and left at approx. 6:45 P.M.

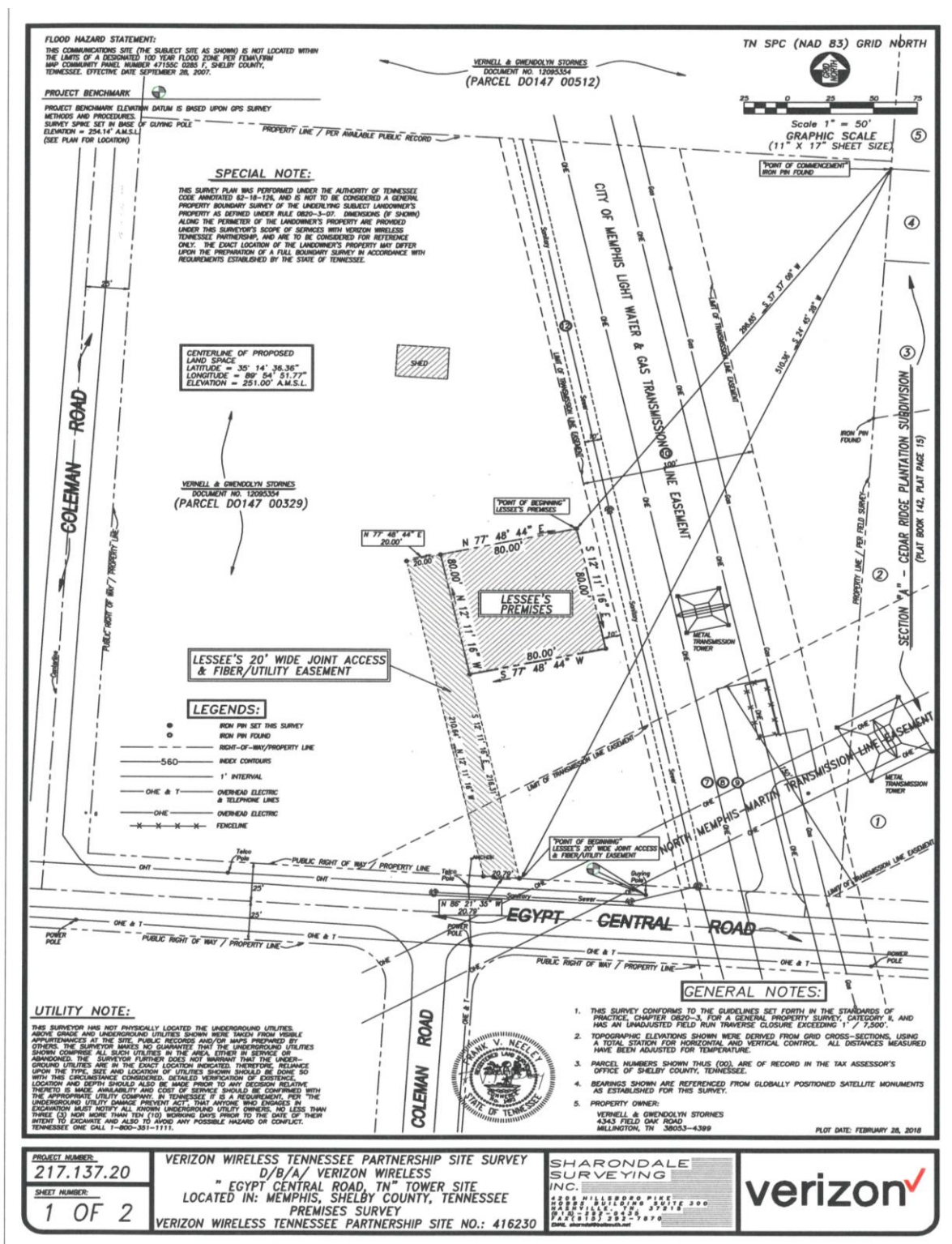
There was an additional phone call about the meeting that morning, and a brief discussion about the proposed site details and exact location. The caller, Mr. John Alexander, mentioned he would drop by at the meeting later that day, but did not come by.

Thank you,



David McGehee, CMI Acquisitions  
Authorized Agent for Applicant

## SITE PLAN





### LESSEE'S PREMISES DESCRIPTION

Beginning at on capped "Sharondale Nashville" iron pin set at the northeast corner of Lessee's Premises located at Tennessee State Plane (NAD 83) Grid Coordinate North 354,705.16, East 790,991.74, said iron pin being South 37 degrees 37 minutes 09 seconds West, 296.85 feet from an iron pin found representing the northeast corner of Lot No. 4 of Section "A", Cedar Ridge Plantation Subdivision, of record in Plat Book 142, Plat Page 15, of the Register's Office of Shelby County, Tennessee;

Thence, South 12 degrees 11 minutes 16 seconds East, 80.00 feet to a capped "Sharondale Nashville" iron pin set at the southeast corner of Lessee's Premises;

Thence, South 77 degrees 48 minutes 44 seconds West, 80.00 feet to a capped "Sharondale Nashville" iron pin set at the southwest corner of Lessee's Premises;

Thence, North 12 degrees 11 minutes 16 seconds West, 80.00 feet to a capped "Sharondale Nashville" iron pin set at the northwest corner of Lessee's Premises;

Thence, North 77 degrees 48 minutes 44 seconds East, 80.00 feet to the point of beginning, containing 8,400 square feet, (0.147 acres).

Being a portion of the property conveyed to Vernet Stormes and wife, Gwendolyn Stormes, of record in Instrument No. 12065304, of the Register's Office of Shelby County, Tennessee.

### LESSEE'S 20' WIDE JOINT ACCESS & FIBER/UTILITY EASEMENT DESCRIPTION

Being a twenty foot wide joint access and fiber/utility easement extending from the north margin of Egypt Central Road to the west margin of Lessee's Premises, being more particularly described as follows:

Beginning at on capped "Sharondale Nashville" iron pin set in the north margin of Egypt Central Road located at Tennessee State Plane (NAD 83) Grid Coordinate North 354,476.86, East 790,929.21, said iron pin being South 24 degrees 45 minutes 30 seconds West, 510.36 feet from an iron pin found representing the northeast corner of Lot No. 4 of Section "A", Cedar Ridge Plantation Subdivision, of record in Plat Book 142, Plat Page 15, of the Register's Office of Shelby County, Tennessee;

Thence, with the north margin of Egypt Central Road, North 86 degrees 21 minutes 35 seconds West, 20.79 feet to a capped "Sharondale Nashville" iron pin set;

Thence, leaving the north margin of Egypt Central Road, North 12 degrees 11 minutes 16 seconds West, 210.64 feet to a capped "Sharondale Nashville" iron pin set;

Thence, North 77 degrees 48 minutes 44 seconds East, 20.00 feet to a capped "Sharondale Nashville" iron pin set at the northwest corner of Lessee's Premises;

Thence, South 12 degrees 11 minutes 16 seconds East, passing a capped "Sharondale Nashville" iron pin set at the southwest corner of Lessee's Premises at 80.00 feet, a total distance of 216.31 feet to the point of beginning, containing 4,270 square feet, (0.098 acres).

Being a portion of the property conveyed to Vernet Stormes and wife, Gwendolyn Stormes, of record in Instrument No. 12065304, of the Register's Office of Shelby County, Tennessee.

### UNDERLYING LANDOWNER'S PROPERTY AREA DESCRIPTION

Alexander W. Nee's 22-2/9 acres of the West 71.59 acres of Cochran Southeast 100 acres of N. Taylor 300 Acres Entry No. 130, on the North side of Egypt-Central Road at the northeast corner of Coleman Road, more particularly described as follows:

Beginning at the intersection of the Egypt-Central Road and Coleman Avenue running thence east 7 chains; thence north 31.80 chains; thence south 80-1/2 degrees west 7 chains to Coleman Avenue; thence south with said avenue 31.75 chains to the beginning, containing 22-2/9 acres, more or less. The south line of the above described property runs along the centerline of Egypt-Central Road, and the west line runs along the centerline of Coleman Avenue; being the same property conveyed to Margaret L. West by Alexander W. Nee and wife, Mildred H. Nee, by Warranty Deed of record in Book 3656, Page 174, in the Register's Office of Shelby County, Tennessee. LESS AND EXCEPT that part conveyed to Faith Community Church, a Tennessee Corporation of Instrument No. 25-7891 in the Register's Office of Shelby County, Tennessee; and being more particularly described as follows: Part of Tract 6, of the WEST FARM PROJECT, as described in Deed Claim Deed of record in Instrument No. 85-7307, in the Register's Office of Shelby County, Tennessee, more particularly described by metes and bounds as follows: North 15.74 acres; Beginning at a point in the centerline of Coleman Road, a distance of 518.58 feet northeasterly as measured along the centerline of Coleman Road from its intersection with the centerline of Egypt Central Road, thence north along the centerline of Coleman Road, a distance of 1,578.82 feet to a point; thence North 89 degrees 35 minutes East along the south line of the tract described by deed as recorded in Book 2056, Page 320, in the Shelby County Register's Office, a distance of 462.01 feet to the northwest corner of the tract described in deed as recorded in Instrument No. 39-5468; thence south along the west line of said tract, a distance of 1,580.22 feet to a point; thence west, a distance of 462.00 feet to the point of beginning.

### SURVEYOR'S REVIEW OF "SPECIAL EXCEPTIONS"

NOTES CORRESPONDING TO U.S. TITLE SOLUTIONS' "REPORT OF TITLE"  
FILE NO. 59040-TN1801-5030, ISSUED JANUARY 15, 2018.

- ⑦ GRANT OF TRANSMISSION LINE EASEMENT BY A. W. NEE, BEING SAME PERSON AS ALEXANDER W. NEE AND WIFE, MILDRED NEE TO UNITED STATES OF AMERICA, DATED 8/22/1945 RECORDED 8/22/1945, OF RECORD IN DEED BOOK 1851, PAGE 234, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND DOES NOT ADVERSELY AFFECT VERIZON WIRELESS TENNESSEE PARTNERSHIP'S PREMISES AND EASEMENT AREA INTERESTS, AS SHOWN UPON THE FACE OF THIS SURVEY.
- ⑧ GRANT OF TRANSMISSION LINE EASEMENT BY JOHN D. YOUNG AND WIFE, REBECCA JOHNSON YOUNG TO UNITED STATES OF AMERICA, DATED 8/12/1946 RECORDED 8/12/1946, OF RECORD IN DEED BOOK 1862, PAGE 621, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND DOES NOT ADVERSELY AFFECT VERIZON WIRELESS TENNESSEE PARTNERSHIP'S PREMISES AND EASEMENT AREA INTERESTS, AS SHOWN UPON THE FACE OF THIS SURVEY.
- ⑨ PLAT RECORDED 2/11/1947, OF RECORD IN PLAT BOOK 12, PAGE 16, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, DOES NOT ADVERSELY AFFECT VERIZON WIRELESS TENNESSEE PARTNERSHIP'S PREMISES AND EASEMENT AREA INTERESTS AS SHOWN UPON THE FACE OF THIS SURVEY.
- ⑩ EASEMENT CONTRACT BY MARGARET S. WEST AND THOMAS L. WEST TO THE CITY OF MEMPHIS, DATED 3/22/1983, OF RECORD IN BOOK 4013, PAGE 221, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, DOES NOT AFFECT VERIZON WIRELESS TENNESSEE PARTNERSHIP'S PREMISES AND EASEMENT AREA INTERESTS.
- ⑪ DEED AND BILL OF SALE BY TENNESSEE VALLEY AUTHORITY AND THE UNITED STATES OF AMERICA TO THE CITY OF MEMPHIS, TENNESSEE, DATED 5/28/1958, OF RECORD IN DEED BOOK 4077, PAGE 458, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, DOES NOT AFFECT VERIZON WIRELESS TENNESSEE PARTNERSHIP'S PREMISES AND EASEMENT AREA INTERESTS.
- ⑫ EASEMENT BY ROBERT R. WEST, MARGARET S. WEST DUBOIS, THOMAS L. WEST, AND WILLIAM H. WEST TRUSTEES OF THE MARGARET J. WEST FAMILY TRUST TO THE CITY OF MEMPHIS, RECORDED 7/2/1976, OF RECORD IN INSTRUMENT NO. L3-7704, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, DOES NOT AFFECT VERIZON WIRELESS TENNESSEE PARTNERSHIP'S PREMISES AND EASEMENT AREA INTERESTS.
- ⑬ EASEMENT BY ROBERT R. WEST, MARGARET S. WEST DUBOIS, THOMAS L. WEST, AND WILLIAM H. WEST TRUSTEES OF THE MARGARET J. WEST FAMILY TRUST TO THE CITY OF MEMPHIS, RECORDED 7/2/1976, OF RECORD IN INSTRUMENT NO. L3-7704, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, DOES NOT AFFECT VERIZON WIRELESS TENNESSEE PARTNERSHIP'S PREMISES AND EASEMENT AREA INTERESTS.
- ⑭ EASEMENT BY FAITH COMMUNITY CHURCH TO CITY OF MEMPHIS, DATED 10/05/1983, OF RECORD IN INSTRUMENT NO. DR-8008, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, DOES NOT AFFECT VERIZON WIRELESS TENNESSEE PARTNERSHIP'S PREMISES AND EASEMENT AREA INTERESTS.
- ⑮ AGREEMENT BETWEEN MEMPHIS LIGHT, GAS AND WATER DIVISION, ACTING FOR THE CITY OF MEMPHIS, AND FAITH COMMUNITY CHURCH, RECORDED 2/9/1988, OF RECORD IN INSTRUMENT NO. AG-3814, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, DOES NOT AFFECT VERIZON WIRELESS TENNESSEE PARTNERSHIP'S PREMISES AND EASEMENT AREA INTERESTS.

### SURVEYOR'S STATEMENTS:

I hereby state to Verizon Wireless Tennessee Partnership, 6/18/18 Verizon Wireless, "Lessee", Baker, Donelson, Bremser, Cobbald and Berkeleys, P.C., and Vernet Stormes and Gwendolyn Stormes, that (i) the site survey prepared for the benefit of Lessee, dated January 4, 2018, last revised February 28, 2018, and labeled Project No. 217.137.20 was actually made in the field by me or under my supervision; (ii) this survey is a Category "B" Survey under the standards established by the Tennessee Board of Land Surveyors; (iii) the ratio of precision of the unadjusted survey is 1:7,500+ as shown herein; (iv) this survey is a true and correct survey of the property shown herein (the "Property"); (v) this survey correctly shows the location of all rights-of-way, easements and any other encumbrances affecting the property, and of all such encumbrances and if any of said encumbrances are not shown on this survey, the location of these encumbrances is such that they do not affect the "EGYPT CENTRAL ROAD, TN" Tower Site, nor the access or utilities thereto; (vi) except as expressly shown on this survey in an enlarged decision supported from the density of the Property, no improvements encroach across the boundaries of the Property or any easement, right-of-way or other encumbrances located thereon; (vii) the boundary lines of the Property form a mathematically closed figure within ± 0.01 ft.; (viii) this survey shows all improvements located on the Property; (ix) all streets shown herein have been publicly dedicated and accepted, and (x) no part of the Property lies within any designated 100 year flood plain, flood prone area, special flood hazard area or flood way, as shown on the most recent Flood Hazard Boundary Maps prepared by the U.S. Department of Housing and Urban Development, which maps indicate that the Property is located in Flood Zone "X".

*F. V. Neely*

Frank V. Neely, Registered Land Surveyor  
State of Tennessee RLS # 1463.

PLAT DATE: FEBRUARY 28, 2018



PROJECT NUMBER:  
217.137.20

SHEET NUMBER:  
2 OF 2

VERIZON WIRELESS TENNESSEE PARTNERSHIP SITE SURVEY  
D/B/A/ VERIZON WIRELESS  
" EGYPT CENTRAL ROAD, TN" TOWER SITE  
LOCATED IN: MEMPHIS, SHELBY COUNTY, TENNESSEE  
PREMISES SURVEY  
VERIZON WIRELESS TENNESSEE PARTNERSHIP SITE NO.: 416230

SHARONDALE  
SURVEYING  
INC.  
4208 HILLSBORO PIKE  
MEMPHIS, TENNESSEE 38117  
PHONE: (901) 253-7870  
FAX: (901) 253-7870  
WWW.SHARONDALESURVEYING.COM

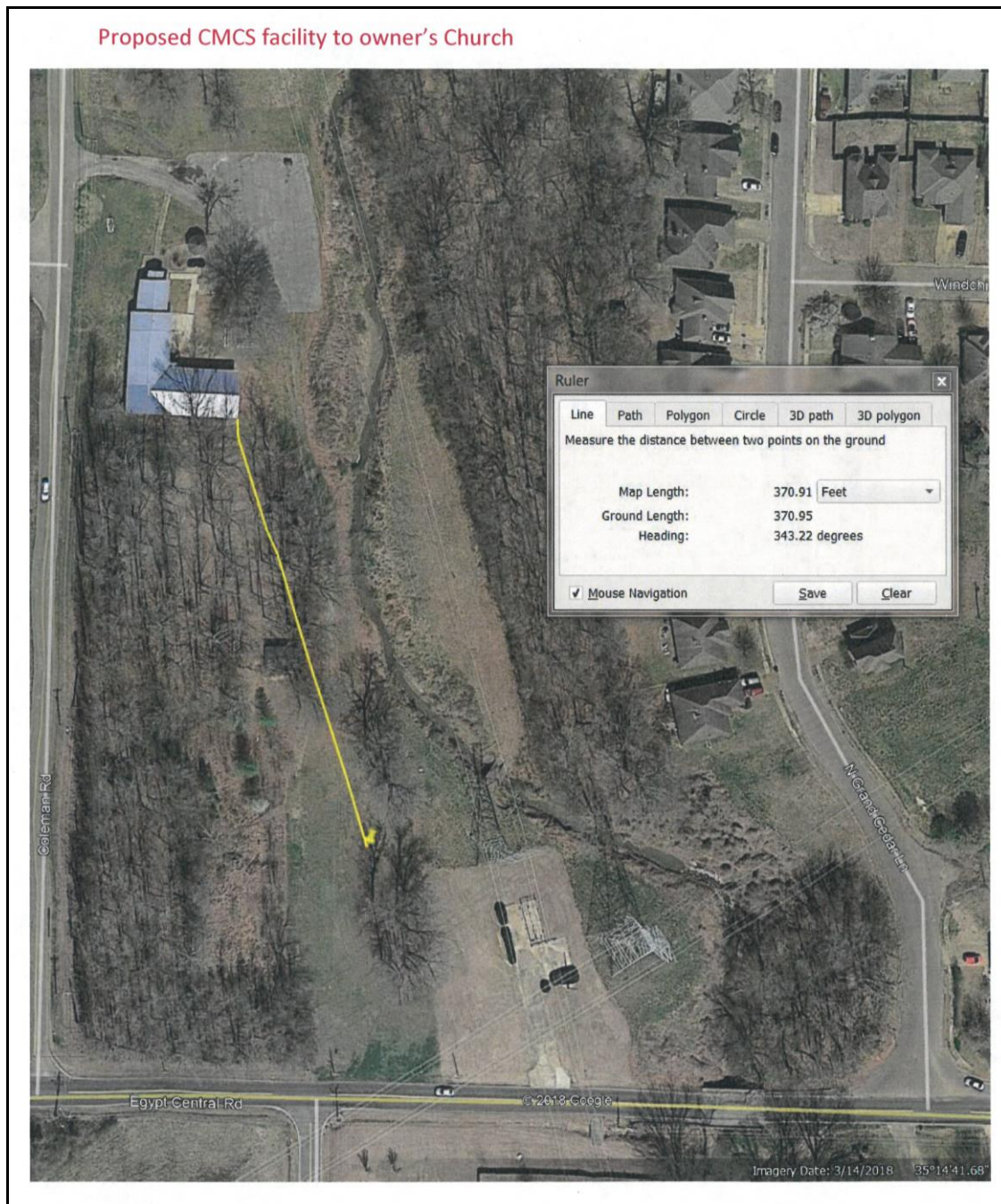
**verizon**

**RELATIONSHIP OF THE CHURCH TO THE CELL TOWER**

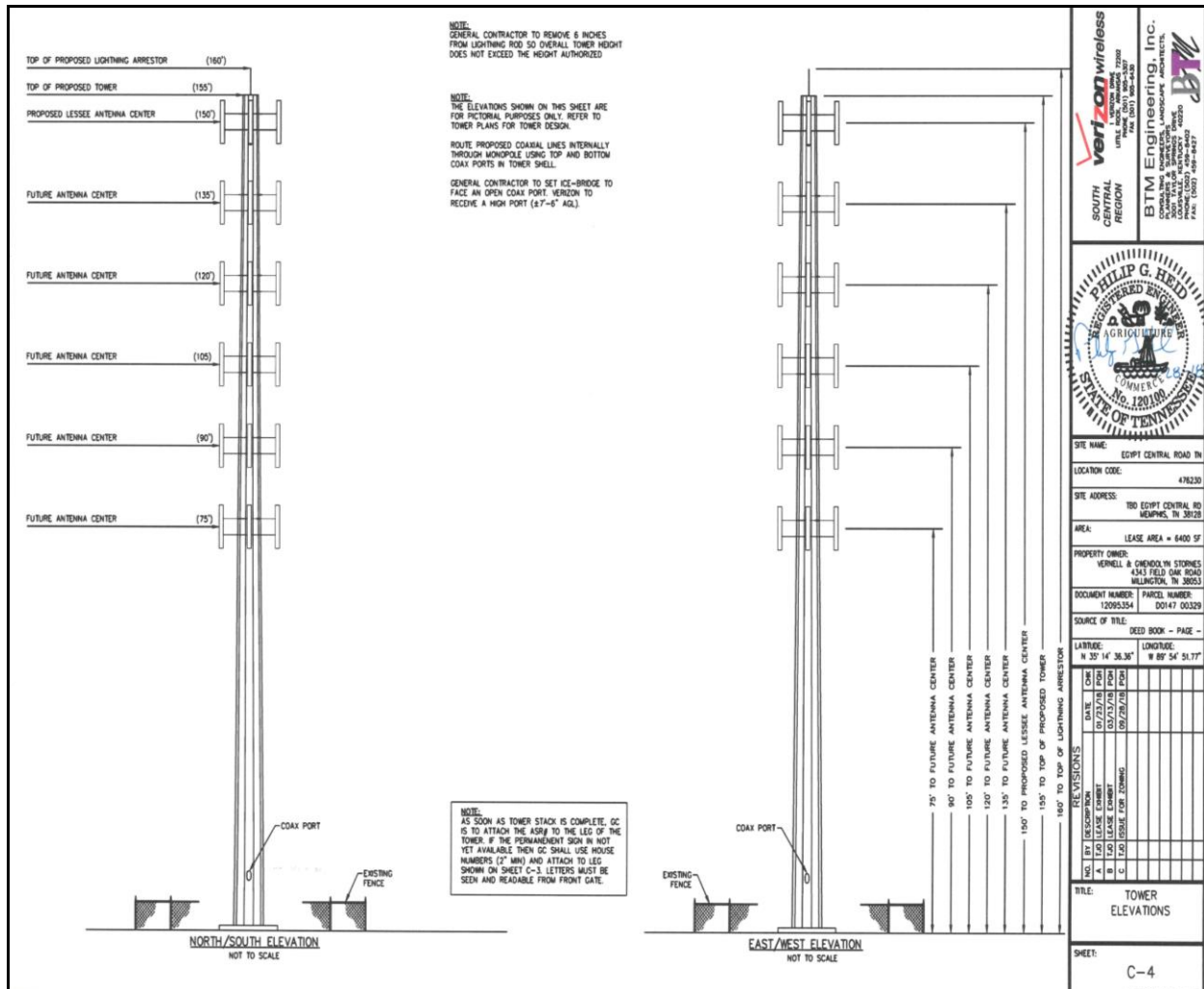




**DISTANCE TO THE CHURCH:**



## MONOPOLE DETAIL





## Google Instant Street View



The site is located north of the Coleman and Egypt Central Road intersection.

## STAFF ANALYSIS

The site is primary vacant land that contains a shed and an MLG&W easement with utility structures (transmission towers and gas line station). The site is located approximately 220' north of the Coleman and Egypt Central Road intersection. The property contains trees on three sides of the proposed cell tower. There is single-family detached residential house on the three sides of the site as shown on the Zoning map on page 3 of this report.

### Request and Justification

The applicant, Verizon Wireless, is requesting to install a 160' tall cellular communications tower designed as a monopole. The tower will be designed to accommodate six (6) sets of full antenna arrays. The tower compound will measure 80' x 80' with access provided by 20' wide joint access & fiber/utility easement from Egypt Central Road. The site is approximately 10' from the MLG&W Tower Transmission east on the east side of the property. The edge of the tower compound is approximately 185' to the shared property line with the single-family residential homes to the east.

An 8-foot wooden sight proof fence is proposed around the tower facility on all four sides. A 12' wide double swing gate is proposed for access into the cell tower facility from the 20' wide



paved drive extending from the Egypt Central Road.

The applicant provided a propagation map on page 27 of this report that supports the need for improved coverage in the area, and that there are no existing or planned structures in the area to accommodate the need.

The following justification is provided in the letter of intent to justify the request:

This site has been carefully designed to meet a wireless coverage need in Northeast Memphis/Shelby, and also to "offload" usage from the Applicant's existing sites in the area which will allow them to operate more effectively. Proof of need for this structure is documented in the enclosed statement provided by the Applicant's Wireless Engineer. There are no CMCS sites in the area that would allow the Applicant to meet its coverage demand (specifically addressed by the engineer). The site will benefit the many residents, businesses, and commuters in the area (Egypt area community) with improved and reliable coverage. Although the site requires a Special Use Permit, it is proposed at a height well lower than the maximum allowed, and is in a location with existing tree buffer on three sides, which will minimize any visual in the area. In addition, it is structurally designed to accommodate five (5) additional future wireless tenants. It's placement is on a sizable tract of land meets all other setback requirements, will not require lighting, and will be secured with a sight proof fence with perimeter landscaping.

### **Review of Request**

Requirements for Cellular Communication Towers - The zoning map on page 3 of this staff report indicates that the subject property is zoned Residential Single-Family-10 (R-10) District. The Unified Development Code Section 2.5.2 allows Cellular Communication Towers in the R-10 zoning district subject to issuance of a Special Use Permit and further subject the Use Standards located in Sub-Section 2.6.2I. Under this sub-section, any request for a new tower, even when permitted by the underlying zoning, is subject to an approved Special Use Permit if that tower is located within a 500-foot radius from any property zoned R or RU in the City of Memphis. If the distance requirement cannot be met a special use permit is required. This requirement cannot be met with respect to the closest single-family house to the east. Refer to the zoning map on page 3. This site abuts Single Family Residential zoning and uses to the east.

#### **Setbacks:**

Item 2.6.2I(2)(e), Setbacks states:

CMCS Facilities shall adhere to the setbacks requirements of the zoning district in which they lie. In addition, the CMCS tower shall be set back a minimum of 150 feet from any adjacent, habitable single-family residential dwelling at the time of the application of the CMCS facility, as measured from the centerline of the proposed CMCS tower to the outer wall of the closest point of the adjacent

dwelling. Exceptions to the minimum setback requirements of the zoning district may be permitted through Special Use Review, but not to the minimum 150-foot separation between a CMCS tower and an adjacent single-family residential dwelling.

The applicant complies with the required minimum separation of 150' from the centerline of the CMCS tower to the nearest single-family residential dwelling unit, but not the 500' requirement of the R and RU Districts. This 500' separation may be reduced through the approval of a Special Use Permit (SUP). The SUP process assures the single-family residential dwellings to the east, west and south are afforded as much screening and minimization of impact as practicable.

#### Screening and Fencing:

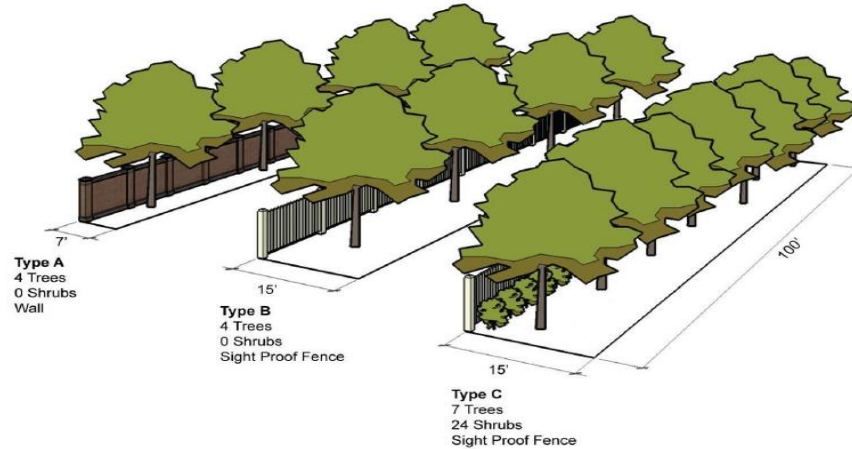
Sub-Item 2.6.2I(2)(g)(1), Screening and Fencing states:

Existing on-site vegetation shall be preserved to the maximum extent practicable and shall be supplemented as required by the Planning Director as necessary. Where the site abuts a residential district, the residential portion of an approved planned development, or public land or streets, a Class III buffer (see Section 4.6.5) shall be established along the side of the abutting property.

Paragraph 4.6.5C(1), General Provisions Table provides the following requirements:

	Type A	Type B	Type C
Class I	Width: 7 feet Evergreen Trees: 2 Shrubs: 0 Barrier: Sight proof fence 6' to 9' high	Width: 10 feet Evergreen Trees: 2 Shrubs: 24 Barrier: Chain link fence 6' to 9' high	Width: 15 feet Evergreen Trees: 4 Shrubs: 30 Barrier: No wall or fence
Class II	Width: 7 feet Evergreen Trees: 4 Shrubs: 0 Barrier: Masonry wall 6' to 9' high	Width: 10 feet Evergreen Trees: 4 Shrubs: 0 Barrier: Sight proof fence 6' to 9' high	Width: 15 feet Evergreen Trees: 6 Shrubs: 24 Barrier: Chain link fence 6' to 9' high
Class III	Width: 7 feet Evergreen Trees: 4 Shrubs: 0 Barrier: Masonry wall 6' to 9' high	Width: 10 feet Evergreen Trees: 4 Shrubs: 0 Barrier: Sight proof fence 6' to 9' high	Width: 15 feet Evergreen Trees: 7 Shrubs: 24 Barrier: Sight proof fence 6' to 9' high

Paragraph 4.6.5D(3), Class II Buffer illustrates the following alternatives:



Thus, a Class III buffer or an equivalent alternative along the perimeter fencing around the tower compound shall be approved by the Planning Director.

OPD Staff is also recommending a minimum 6-foot tall sight-proof wooden fence a cap on all four sides of the tower facility. A wooden double swing or rolling gate will be provided for access.

Special Use Permits and the Site Plan – The following criteria apply to the review of a Special Use Permit:

1. The project will not have a substantial or undue adverse impact on adjacent properties or the area in general;
2. The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent properties;
3. The project is served by adequate public facilities;
4. The project will not result in the loss of or destruction of significant natural, scenic or historic properties;
5. The project complies with all additional standards imposed on it by any provisions authorizing such use; and
6. The request will not adversely affect any plans to be considered.

Section 9.6.9 H states:

Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concern.

Based upon OPD staff's review of the site plan and the information provided by the applicant. OPD



Staffs the applications meet the special use permit provisions.

**RECOMMEDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS**

***SITE PLAN CONDITIONS:***

A *Special Permit* is hereby authorized to allow a ***‘CMCS communications tower one-hundred sixty (160) feet in height of monopole design with capacity to accommodate a minimum of six (6) antennae’*** on property located ***approximately 220’ north of the Coleman and Egypt Central Roads Intersection as shown on the ‘site plan and further identified as parcel identification number D0147 00392 ’*** and the following supplemental conditions:

- I. Uses Permitted: A CMCS communications tower one-hundred twenty (1600) feet in height of monopole design with the capacity to accommodate six (6) antennae shall be located at 220’ north of the intersection of Coleman and Egypt Central Roads, Parcel Identification Number D0147 00392.
- II. Bulk Regulations:
  - A. The tower and compound shall be located as shown on the site plan.
  - B. The tower facility shall be setback from Egypt Central Road a minimum of 200 feet and a minimum of 150 feet from the east property line.
- III. Access & Circulation:
  - A. The 20’ wide joint access & fiber/utility easement shall be extended to the tower compound.
  - B. The 20’ wide joint access & fiber/utility easement shall be paved with either asphalt or concrete.
- IV. Landscaping and Screening:
  - A. All landscaping and screening shall be subject to final review and approval by the Office of Planning & Development. Equivalent alternatives may be approved by the Planning Director or his designee.
  - B. A five (5) foot wide landscape screen to include Foster, Savannah or Bufford hollies spaced five (5) feet on center shall be installed and maintained around the base of the tower compound. Required landscaping shall not be placed within or on any sewer and drainage easements or under any utility easement.
  - C. The equipment compound shall be screened with a minimum 6-foot-tall, sight-proof, wooden fence with a cap along all four sides of the compound. A wooden double

swing or rolling gate will be provided for access into the CMCS facility.

- D. All required landscaping shall be irrigated unless another arrangement is approved by the OPD.

V. Signs:

- A. No signs shall be allowed, except for the necessary decal sign for displaying the name, address and phone numbers of the owner and operators of the facilities. The decals shall be placed on and outside the fence.
- B. No temporary or portable signs shall be permitted.

- VI. A CMCS communications tower one-hundred sixty (160) feet in height of a monopole design with capacity to accommodate six (6) antennae shall be allowed and maintained in accordance with site plan conditions subject to administrative site plan review and approval and no zoning violations.

## GENERAL INFORMATION

**Street Frontage:** 20.79 (20' joint access and fiber/utility easement) along Egypt Central Road

**Planning District:** Raleigh Bartlett

**Zoning Atlas Page:** 1640

**Parcel ID:** D0147 00329

## DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

**County Engineer:** No comments received.

**County Fire Division:** No comments received.

**County Real Estate:** No comments received.

**Shelby County Health Department:**

*No comments by the Water Quality Branch & Septic Tank Program.*

**Shelby County Schools:** No comments received.

**Construction Code Enforcement:** No comments received.

**Memphis Light, Gas and Water:** See page 18 .



## MLGW SITE APPROVAL

**Dave McGehee**

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**From:** Thomas Word [TWord@mlgw.org]  
**Sent:** Tuesday, August 28, 2018 11:24 AM  
**To:** Dave McGehee  
**Subject:** Re: Proposed Verizon wireless monopole off of Egypt Central Road

MLGW has reviewed the referenced application, and has no objection, subject to the following conditions:

- The subject property is encumbered by an existing utility right of way easement, which may include overhead and underground facilities. MLGW prohibits any development or improvements within the Easement, except as provided by the **MLGW Right of Way Encroachment Policy**.
- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL @ 1.800.351.1111**, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc.
- **Underground Utility separation and clearance:** The subject property is encumbered by existing utilities which may include overhead and underground facilities. It is the responsibility of the owner/applicant to maintain a minimum 3-foot (3') separation between any existing underground service lines or utilities and any proposed permanent structure or facility. This separation is necessary to provide sufficient space for any excavations to perform service, maintenance or replacement of existing utilities.
- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **It is the responsibility of the owner/applicant** to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- **Landscaping is prohibited** within any MLGW utility easement without prior MLGW approval.
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
  - All residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.
  - All commercial developers must contact MLGW's Builder Services line at 729-8630 (select option 2) to initiate the utility application process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

Respectfully Submitted,  
**MEMPHIS LIGHT, GAS and WATER DIVISION**

TOM WORD  
Utility Coordinator  
[tword@mlgw.org](mailto:tword@mlgw.org)

Memphis Light, Gas and Water Division  
Utility Coordinator: AB/01-349  
220 S. Main St. \* 38103-3917  
P.O. Box 430 \* 38101-0430  
Memphis, Tennessee

**APPLICATION**



*Memphis and Shelby County*  
*Office of Planning and Development*

CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

**APPLICATION FOR SPECIAL USE PERMIT  
APPROVAL/AMENDMENT**

Date: 9/25/2018

Case #: \_\_\_\_\_

PLEASE TYPE OR PRINT

Property Owner of Record: Vernell Stornes and wife, Gwendolyn Stornes Phone #: (901) 233-2670  
Mailing Address: 3762 Paradiso Circle City/State: Kissimmee, FL Zip 34746  
Property Owner E-Mail Address: vstornes@aol.com  
Applicant: Verizon Wireless Tennessee Partnership, d/b/a Verizon Wireless Phone # 601-605-9214 ext. 4  
Mailing Address: 121 Village Boulevard City/State: Madison, MS Zip 39110  
Applicant E-Mail Address: dmcgehee@cniacquisitions.com  
Representative: David McGehee, Authorized Agent Phone #: 601-605-9214 ext. 4  
Mailing Address: 121 Village Boulevard City/State: Madison, MS Zip 39110  
Representative E-Mail Address: dmcgehee@cniacquisitions.com  
Engineer/Surveyor: BTM Engineering, Inc. Phone # (502) 815-7561  
Mailing Address: 3001 Taylor Springs Drive City/State: Louisville, KY Zip 40220  
Engineer/Surveyor E-Mail Address: pheid@btmeng.com  
Street Address Location: TBD near 4348 Coleman Road, Memphis, TN 38128  
Distance to nearest intersecting street: 257' to Coleman Road

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	0.147 Acres		
Existing Zoning:	R-10		
Existing Use of Property	Vacant-Church recreational		
Requested Use of Property	Wireless CMCS tower		

**Amendment(s):** Any revision to an approved Special Use Permit that does not meet the provisions for Major or Minor Modifications shall be proposed as an amendment. Time extensions (see Subsection 9.6.14B of the UDC) to and requests to exceed 24-month limitation on discontinuance (see Subsection 9.6.14C) of approved special use permits shall be processed as major modifications, subject to the provisions of Chapter 9.16.

Yes ☐ No ☒

**Unincorporated Areas:** For residential projects in unincorporated Shelby County, please provide the following information: N/A, not residential

Number of Residential Units: \_\_\_\_\_ Bedrooms: \_\_\_\_\_

Expected Appraised Value per Unit: \_\_\_\_\_ or Total Project: \_\_\_\_\_

**Variances:** If the Office of Planning and Development (OPD) determines your submitted site plan requires Board of Adjustment (BOA) action on a particular standard of the Unified Development Code, this application will not be heard by the Land Use Control Board (LUCB) until an application is submitted to the BOA. Once a BOA application is received by OPD, OPD will proceed to send any public notices, including neighborhood meeting notification, for the next available LUCB meeting. Notices will not be sent out prior to a BOA application being received. All neighborhood notification and public notices shall meet the timing provided in Sections 9.3.2 and 9.3.4 of the UDC. In lieu of a BOA application being filed, this application for a Special Use Permit may be replaced with an application for a Planned Development within 14 days of the filing deadline for this application, unless the site is located within the Medical Overlay District (see Sec. 8.2.2D of the UDC). If neither a Board of Adjustment nor a Planned Development application is received within 90 days of the filing deadline for this application, then this application shall be considered defective and withdrawn from any future consideration by the Land Use Control Board.

I (we) hereby make application for the Special Use Permit described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

	9/26/18		9/27/2018
Property Owner of Record	Date	Applicant	Date

**REQUIREMENTS PRIOR TO APPLICATION SUBMISSION**

**PRE-APPLICATION CONFERENCE** - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

Pre-Application Conference held on: 7/26/18 with KIRSTIN K. JONES

**NEIGHBORHOOD MEETING** – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2). The following documentation shall be provided to OPD to verify compliance with this requirement: A copy of the letter sent to neighborhood associations and abutting property owners and a copy of the mailing list used to send notice.

Neighborhood Meeting Requirement Met: Yes ☐ Not yet ☒  
(If yes, documentation must be included with application materials)

**SIGN POSTING** – A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.



- The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare (UDC sub-section 9.6.9A).  
The proposed CMCS site is proposed in a carefully chosen location, with some unique features which will minimize its visual impact. There is a sizable hardwood tree buffer that lies on both the east and west sides of the proposed site, which will help shield all but the top of the proposed site. There is a creek that runs between the site and the properties to the East, and also a copse of trees on the South side of the site, which will remain in place, to minimize the view of the site from the South along Coleman Road. The subject property is sizable (5.5 acres with 8.46 acres total including the adjacent parcel), and has two large utility towers on it, in addition to an MLGW gas line station in a small fenced compound. The site's proposed location, nestled between the two utility lines, will help it blend in with the existing structures. This particular location is unlikely to be developed for residential use, so would not be out of character for the area. The site is setback from all property lines and structures a distance greater than its height, with plenty of green space to remain around it. Access is proposed off of Egypt Central Road, but after construction would not generate additional traffic through the area. This site would serve the public health and well being by providing reliable wireless coverage for the many residents and commuters in the area. It will be constructed in compliance with all regulatory bodies, including the FAA, FCC, and all state and local bodies. Its operation will be monitored during installation and with post installation testing, and will only operate within licensed frequencies.
- The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations (UDC sub-section 9.6.9B).  
The adjacent properties around the proposed are mostly developed, with neighborhoods built out on three sides. The ELT utility towers and lines intersecting on the subject property will minimize any development in the area of the proposed site. The site meets all placement criteria including setback distances, CMCS spacing, and provisions for multiple (5) future tenants. The use of the subject property as institutional use (it is used as part of a Church campus) is preferred when usage demand (not limited by zoning district) creates the need for a CMCS facility in this zone (2.6.2.1.2.i). Finally, this site is proposed as a monopole, at a height (155' + 5' lightning rod) well under the maximum allowed in the City (199'), which will allow it to better blend in with the existing trees and structures already in the area.
- The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services (UDC sub-section 9.6.9C).  
The site is designed and will be constructed with compliance of all regulatory and civil regulations. Utilities required will be power and fiber, with no water/sewer required. The site will be unmanned, and will not generate additional traffic, once the brief construction phase is complete. The applicant will work with the City/County to secure all necessary permits, follow best management practices during construction, and will generally exceed all safety and environmental requirements. Per the FCC, 76% or more of all E-911 calls come from wireless devices. The site will be an asset to all local fire and emergency services, as it will provide more reliable, uninterrupted wireless communications during any type of emergency or disaster.
- The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance (UDC sub-section 9.6.9D).  
No—CMCS installations are heavily regulated in this regard, and this site will have completed Phase I environmental testing and other FCC compliance to determine any impact prior to construction.



- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).  
Yes, from this governing body or any applicable regulatory agency. As noted above, the site complies with Ordinance Section 2.6.2.I.2 as applies to the proposed request.
- The request will not adversely affect any plans to be considered (see UDC Chapter 1.9) or violate the character of existing standards for development of the adjacent properties (UDC sub-section 9.6.9F).  
No—does not appear to fall under plans A-AA listed in this UDC Chapter

**LETTER OF INTENT**

LETTER OF INTENT

Re: Requested variances for new monopole CMCS Facility at (TBD) Egypt Central Road, near 4348 Coleman Road

Verizon Wireless Tennessee Partnership, d/b/a Verizon Wireless ("Verizon"), applicant, is requesting Land Use Control Board and County Commission approval of Special Use Permit to construct a new monopole CMCS Facility 160' in total height, proposed off of Egypt Central Road, located approximately 220' North of the intersection of Egypt Central and Coleman Roads in Shelby County. Verizon has obtained a long term Lease Agreement with the property owners, Vernell and Gwendolyn Stornes for this Facility, with access proposed off of a new private drive on the North side of Egypt Central Road.

Verizon is requesting the Special Use Permit to allow construction of this facility, since it is proposed both in a residential zone and within 500' of a Church. The site meets all setbacks, including the 150' requirement to any residential single family dwelling, R-10 district setbacks, and the ¼ mile CMCS spacing rule. The site is proposed on a carefully chosen location on Institutional Use property, as it is adjacent to and shares use with the Charity Christian Community Church, which is owned by the same property owner. Also, the site location is adjacent to an MLGW utility installation, which could not otherwise likely be developed for residential purposes (please note MLGW written approval is submitted with the application). The property is zoned R-10 (Single Family Residential 10).

This site has been carefully designed to meet a wireless coverage need in Northeast Memphis/Shelby, and also to "offload" usage from the Applicant's existing sites in the area which will allow them to operate more effectively. Proof of need for this structure is documented in the enclosed statement provided by the Applicant's Wireless Engineer. There are no CMCS sites in the area that would allow the Applicant to meet its coverage demand (specifically addressed by the engineer). The site will benefit the many residents, businesses, and commuters in the area (Egypt area community) with improved and reliable coverage. Although the site requires a Special Use Permit, it is proposed at a height well lower than the maximum allowed, and is in a location with existing tree buffer on three sides, which will minimize any visual in the area. In addition, it is structurally designed to accommodate five (5) additional future wireless tenants. It's placement is on a sizable tract of land meets all other setback requirements, will not require lighting, and will be secured with a sight proof fence with perimeter landscaping.

This site will serve the public convenience and welfare because the use will be designed, constructed, and maintained in compliance with all local, state, and federal codes and regulatory compliance, including FAA, FCC, and all other applicable government agencies.

Thank you for your acceptance of this request, and please contact me if you have any questions or need any additional documentation.

A handwritten signature in blue ink, appearing to read "David McGehee".

David McGehee, CMI Acquisitions  
Authorized Agent for Applicant

**LETTER OF GOVERNMENTAL COMPLIANCE**

## Certificate of AM Regulatory Compliance

Site Name **Egypt Central**  
Location **N35-14-36.36 W89-54-51.77**  
Client **Verizon Wireless**  
Certification Date **9/30/2018**

According to the Federal Communications Commission (FCC) Rules and Regulations,

\*§1 Subpart AA. Disturbance of AM broadcast station antenna patterns  
Part §1.30000 Purpose.

This rule protects the operations of AM broadcast stations from nearby tower construction that may distort the AM antenna patterns. All parties holding or applying for Commission authorizations that propose to construct or make a significant modification to an antenna tower or support structure in the immediate vicinity of an AM antenna, or propose to install an antenna on an AM tower, are responsible for completing the analysis and notice process described in this subpart, and for taking any measures necessary to correct disturbances of the AM radiation pattern, if such disturbances occur as a result of the tower construction or modification or as a result of the installation of an antenna on an AM tower. In the event these processes are not completed before an antenna structure is constructed, any holder of or applicant for a Commission authorization is responsible for completing these processes before locating or proposing to locate an antenna on the structure, as described in this subpart.

Part §1.30002 Tower construction or modification near AM stations.

(a) Construction near a nondirectional AM station. Proponents of construction or significant modification of a tower which is within one wavelength of a nondirectional AM station, and is taller than 60 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would distort the radiation pattern by more than 2 dB, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the nondirectional antenna.

(b) Construction near a directional AM station. Proponents of construction or significant modification of a tower which is within the lesser of 10 wavelengths or 3 kilometers of a directional AM station, and is taller than 36 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would result in radiation in excess of the AM station's licensed standard pattern or augmented standard pattern values, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the directional antenna."

This certificate verifies that the site at the above coordinates has been screened out to 3.2 km for directional antenna AM stations and 1.2 km distance for non-directional antenna AM stations and found to have no AM broadcast stations currently licensed to operate within those distances. Current FCC rules coordination distances are less as calculated in the above FCC rule §1.30002 adopted February 2014. Structure height is also considered in the current FCC rules. No further AM coordination actions are warranted at this time.



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Vienna, VA 22182  
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**FEDERAL AVIATION ADMINISTRATION**



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2018-ASO-4037-OE

Issued Date: 05/21/2018

Network Regulatory  
Verizon Wireless Tennessee Partnership  
5055 North Point Pkwy  
NP2NE Network Engineering  
Alpharetta, GA 30022

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole EGYPT CENTRAL ROAD TN - A - 2539680
Location:	Memphis, TN
Latitude:	35-14-36.36N NAD 83
Longitude:	89-54-51.77W
Heights:	251 feet site elevation (SE) 160 feet above ground level (AGL) 411 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)  
☒ Within 5 months after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 11/21/2019 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination does not constitute authority to transmit on the frequency(ies) identified in this study. The proponent is required to obtain a formal frequency transmit license from the Federal Communications Commission (FCC) or National Telecommunications and Information Administration (NTIA), prior to on-air operations of these frequency(ies).

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (202) 267-5281, or [lynnette.farrell@faa.gov](mailto:lynnette.farrell@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-ASO-4037-OE.

**Signature Control No: 357451240-365780161**

( DNE )

Lynnette Farrell  
Technician

Attachment(s)  
Frequency Data  
Map(s)

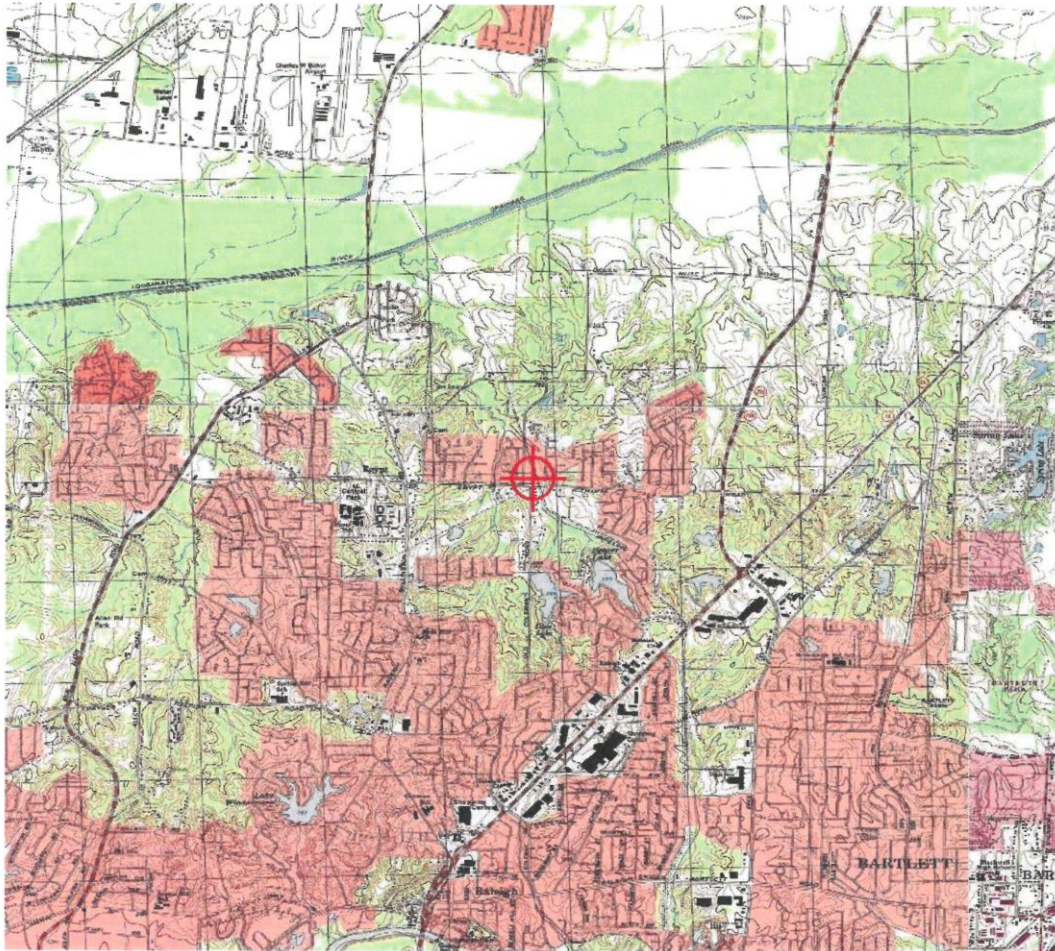
cc: FCC

Frequency Data for ASN 2018-ASO-4037-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



TOPO Map for ASN 2018-ASO-4037-OE



**LETTER OF SHARED USE**



Verizon Wireless  
South Central  
One Verizon Way  
Little Rock, AR 72223  
Phone (501) 905-6902

August 22, 2018

Norman L. Saliba  
Land Use Controls Manager  
Memphis/Shelby County OPD-Land Use  
125 N. Main Street, Ste. 468  
Memphis, TN 38103

**RE: Proposed Verizon CMCS Monopole Tower / Facility**

Mr. Saliba:

This letter is to notify the Officials of the City of Memphis/Shelby County that Verizon Wireless allows and encourages co-locations onto our towers. This proposed tower is designed to accommodate five additional CMCS wireless carriers per the Unified Development Code. Verizon Wireless will allow co-location onto this tower facility, and negotiate in good faith future requests for shared use if another provider agrees in writing to reasonable business and legal terms.

Sincerely,

A handwritten signature in blue ink, appearing to be "M. Saliba".

Verizon Wireless

**Support of the Application: 0**

**Opposition to the Application: 0.**